



THE CITY OF SAN DIEGO

Publication Date: December 20, 2002

Requesting Department: Engineering and Capital Projects
Public Buildings & Parks Division
1010 Second Avenue, Suite 1400
San Diego, CA 92101

Title:	Construction Management Services for City of San Diego – San Diego Main Library
Submittal Due Date:	3:00 p.m., Thursday, January 30, 2003
Total Project Budget:	\$149.5 million
Project Manager:	Darren Greenhalgh, (619) 533-3104, dgreenhalgh@sandiego.gov

The Public Facilities Financing Authority of the City of San Diego may require Construction Manager at Risk services for the San Diego Main Library. The City of San Diego is assisting in facilitating a Request for Proposal Process for these potential services. Construction Manager at Risk Teams (CMT) wishing consideration should submit the following for Selection Committee review: One (1) original and six (6) copies of each: 1) Statement of Qualifications, 2) Statement of Qualifications Questionnaire, and supplemental information as requested in the Request for Qualifications. Submittals shall be in spiral binder. Your Statement of Qualifications Questionnaire must include a contractor's license number. All proposed Subconsultants must be listed.

COMMITMENT TO EQUAL OPPORTUNITY:

It is the policy of the Public Facilities Financing Authority of the City of San Diego to encourage equal opportunity in its professional services contracts. Toward this end, proposals from small businesses, disabled owned businesses, women owned businesses, firms owned by African-Americans, Native Americans, Asian-Americans, Filipinos and Latinos, and local firms are strongly encouraged. Prime Consultants are encouraged to subconsult or joint venture with these firms. The Public Facilities Financing Authority of the City endeavors to do business with firms sharing the Public Facilities Financing Authority's commitment to equal opportunity and will not do business with any firm that discriminates on the basis of race, religion, color, ancestry, age, gender, sexual orientation, disability, medical condition, or place of birth.

Firms which may be eligible to be certified as DBE, DVBE, MBE, and/or WBE, and wish to claim that status on City-issued contracts, should contact the City's Equal Opportunity Contracting at (619) 533-4464.

REQUEST FOR QUALIFICATIONS PACKAGES:

Please note that the information contained in this advertisement may be provided in alternative format, if requested. Request for Qualifications (RFQ) packages may be picked up at the Public Buildings and Parks Division of Engineering & Capital Projects Department at the address below or you may e-mail Project Manager Darren Greenhalgh at DGreenhalgh@SanDiego.gov, to obtain the documents electronically.

SUBMIT INFORMATION TO:

Darren Greenhalgh, Project Manager
Engineering & Capital Projects Department
Public Buildings and Parks Division
1010 2nd Ave, Suite 1400
San Diego, CA 92101

Submittals must be received by 3:00 p.m., Thursday, January 30, 2003.

PRE-SUBMITTAL MEETING:

A pre-submittal meeting will be held on January 8, 2003 at 9:00 a.m. The meeting will be held at 1010 Second Avenue, Lower Lobby Conference Room, San Diego, CA 92101.

GENERAL DESCRIPTION AND SCOPE OF SERVICES:

The Public Facilities Financing Authority of the City wishes to engage a CMT firm to assist the design team during the early stages of design development to maximize opportunities for value engineering, constructability review, some design, and to continuously monitor the project's hard construction cost to assure that the final design and the results of a competitive bidding process amongst pre-qualified subcontractor bidders, will produce a building of lasting quality that satisfies all programmatic requirements within the Public Facilities Financing Authority's budget limitations. Design monitoring, cost estimating, value engineering, and strong project management skills will be of paramount importance for the CMT.

This Request for Qualifications (RFQ) has been issued to select an experienced team to complete the San Diego Main Library Project.

PROJECT DESCRIPTION:

The Public Facilities Financing Authority of the City of San Diego may be proceeding with the development of a New Main Library to be located at the northwest corner of the intersection of 11th Avenue and Park Boulevard in the Ballpark District. Park Boulevard is now under construction and will link Harbor Drive at its current intersection with 8th Avenue with 12th Avenue at Library Square. Park Boulevard is currently under construction, and streets are being re-aligned to define the New Main Library site. Construction of the New Main Library is anticipated to commence in July 2004.

The project will entail a nine level building providing approximately 380,000 gross square feet of above-grade space in addition to approximately 256 below-grade parking spaces. The Public Facilities Financing Authority of the City has generally approved the project with an overall

maximum total project budget of \$149.5 million. The actual hard construction cost for the project is anticipated to be between \$98 million and \$110 million. The Library will be designed to include exceptional high quality and durable building materials in public areas. Currently the project is envisioned as concrete structure with extensive use of exposed and pre-cast concrete on both exterior and interior elements along with curtain walls. The New Main Library will be designed to achieve Silver Leed's certification.

PROJECT IMPROVEMENTS:

The project is comprised of improvements which are to comply with applicable building codes, including ADA/Title 24 and planning and design regulations. Standard terms and conditions for City Capital Projects will apply.

Schematic Drawings are being prepared by a Joint Venture between Rob Wellington Quigley Architects, Inc. and Tucker Sadler Noble Castro Architects, Inc. These documents will be available when the Request for Proposal is issued.